



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
MARCH 22, 2018
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Bonart
Commissioner P. Hernandez
Commissioner Cummings
Commissioner Livingston
Commissioner Pickett
Commissioner S. Hernandez
Commissioner Uribe

COMMISSIONERS ABSENT:

Commissioner Muñoz

AGENDA

Commissioner Pickett read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Bonart, P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

1. **SUSU18-00012:** Peña Subdivision
Location: North of Thorn and East of Doniphan
Existing Zoning: R-4 (Residential)
Property Owners: Mario Placido Peña, Marisol Peña, Ruth V. Peña, Vanessa Peña
Representative: CAD Consulting
District: 1
Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

Commissioner Uribe recused himself from any discussion or action on this item.

Jovani Francia, Planner, gave a presentation and noted that on Page 2 of the staff report, the cross-section should read *proposed* instead of *existing*. The applicant proposes to subdivide .5165 acres of land into 2 residential lots. Primary access to the proposed subdivision is from Hillview Avenue. This subdivision is being reviewed under the current subdivision code. The applicant is requesting the following exception under Section 19.10.050-A (Roadway participation policies): *To waive the required DSC standards for Hillview Avenue*. Staff recommends approval of Peña Subdivision on a major combination basis.

Carlos Jimenez with CAD Consulting concurred with staff's comments.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and carried to **APPROVE SUSU18-00012**.

AYES: Commissioner Bonart, P. Hernandez, Cummings, Livingston, Pickett, and S. Hernandez

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz

NOT PRESENT FOR THE VOTE: Commissioner Uribe

Motion passed.

Commissioner Uribe returned to the meeting after discussion on Item #1.

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PUBLIC HEARING Resubdivision Combination:

2. **SUSU17-00030:** Linda Vista Gardens Replat B – A replat of Lot 18, Block 2, Linda Vista Gardens, City of El Paso, El Paso County, Texas
- Location: North of North Loop and East of Emerson
- Existing Zoning: R-4/sc (Residential/special condition)
- Property Owners: Julio Reyes and Rosa G. Reyes
- Representative: Sitework Engineering
- District: 7
- Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
- POSTPONED FROM JUNE 1, JULY 27, NOVEMBER 16 AND 30, 2017**

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **POSTPONE SUSU17-00030 FOR EIGHT (8) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF MAY 17, 2018.**

Motion passed.

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3. **SUSU17-00082:** Montana Commons – A portion of Section 28 and 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, and a Replat of Block 1, Lots 1, 2, 3 & 4, El Cruzero, City of El Paso, El Paso County, Texas
- Location: North of Montana & East of Purple Heart
- Existing Zoning: C-4 (Commercial)
- Property Owner: Justice Road Exchange LLC
- Representative: SLI Engineering, Inc.
- District: 5
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
- POSTPONED FROM FEBRUARY 8, FEBRUARY 22, AND MARCH 8, 2018**

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to resubdivide 120.22 acres of vacant land into 12 commercial lots. Access to the subdivision is proposed from Purple Heart, Montana Avenue and Justice Road. The applicant is requesting the following exceptions under Section 19.10.050.A (Roadway Participation Policies): *To waive the required 10' hike and bike along Purple Heart and to waive the required 10' hike and bike along Montana Avenue.* This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Montana Commons on a major combination basis, subject to the following condition: *That the applicant continues coordination with TxDOT and that the TIA be approved prior to the recording of this plat.*

Georges Halloul, with SLI Engineering, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished so speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE THE WAIVER ON PURPLE HEART BUT TO DENY THE WAIVER ON MONTANA AVENUE.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

4. **PZRZ15-00034:** A portion of Tract 2B3, Block 18, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 750 N. Carolina Dr.
Existing Zoning: C-1 (Commercial)
Request: From C-1 (Commercial) to C-2 (Commercial)
Existing Use: Funeral Home
Proposed Use: Funeral Home & Crematorium
Property Owner: Ramos & Robles, Inc.
Representative: H2O Terra
District: 7
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR PZRZ15-00034 AND PZST17-00038 TOGETHER.**

Motion passed.

Adriana Martinez, Planner, gave a presentation and noted that this is a rezoning request, a special permit request and acceptance of a detailed site development plan. The applicant proposes to combine two lots and introduce a new use to the subject property. The owner is requesting to rezone the bottom lot from a C-1 (Commercial) to C-2 (Commercial) to allow for a funeral home & crematorium. Staff did not receive any calls in support or opposition to the rezoning request. The current use of the property is for a funeral home and it's parking lot. Staff recommends approval of the rezoning, special permit request, and the acceptance of the detailed site development plan.

Isaac Rodriguez with H2O Terra concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished so speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZRZ15-00034 AND PZST17-00038.**

Motion passed.

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5. **PZRZ18-00001:** Lots 5 to 10, Block 3, Cielo Vista Park Replat A, City of El Paso, El Paso County, Texas
Location: North of Edgemere and East of Airway
Existing Zoning: C-3/c (Commercial/condition)
Request: Rezone from C-3/c (Commercial/condition) to S-D/c (Special-Development/condition)
Existing Use: Vacant
Proposed Use: Hotel
Property Owner: Land Star Hotel I, LLC
Representative: Exigo Architects
District: 3
Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR PZRZ18-00001 AND PZST18-00001 TOGETHER.**

Motion passed.

Armida Martinez, Planner, gave a presentation and noted that this is a rezoning request, a special permit request and acceptance of the detailed site development plan to allow for a hotel. The subject property is 1.37 acres in size and is currently vacant. Access will be from Airway and Catalina. The applicant is requesting to rezone the subject property from C-3/c (Commercial) to S-D/c (Special Development/condition) to allow for a hotel 59 feet and 8 inches in height. The hotel is a permitted use in a C-3 zoning district and is also permitted in an S-D zone district with a special permit through which City Council may approve the height and access of the 45' maximum. Staff has not received any communication in support or opposition to the rezoning request. Staff recommends approval of the rezoning request, approval of the special permit request, and acceptance of the detailed site development plan to allow for a hotel with a structure height of 59.8".

Eugenio Mesta with Exigo Architects concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished so speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZRZ18-00001 AND PZST18-00001.**

Motion passed.

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| 6. PZRZ18-00002: | Lot 2, Arroyo Seco, City of El Paso, El Paso County, Texas |
| Location: | 1035 Vinton |
| Existing Zoning: | R-3 (Residential) |
| Request: | Rezone from R-3 (Residential) to C-3 (Commercial) |
| Existing Use: | Vacant |
| Proposed Use: | Self-Storage and Retail |
| Property Owners: | Robert H. and Nancy E. Brown |
| Representative: | G-3ngineering |
| District: | 1 |
| Staff Contact: | Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov |

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to rezone from R-3 (Residential) to C-3 (Commercial) to allow for commercial development. The subject property is 6.022 acres in size and is currently vacant. Access will be from South Desert and Vinton Avenue. Staff did not receive any communication in support or opposition to the rezoning request. Staff recommends approval of the proposed rezoning with the condition that a 10' landscape buffer be provided along the westerly property line where it abuts existing residential uses.

Luis Gutierrez, with G-3ngineering, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished so speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE PZRZ18-00002.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

7. **PZDS17-00048:** A portion of Lots 14 and 16 and a portion of 40' wide abandoned road, and Lot 15, Steven's Subdivision No. 1, City of El Paso, El Paso County, Texas
Location: South of Americas and West of Alameda
Existing Zoning: C-3/sc (Commercial/special contract)
Request: Detailed Site Development Plan Review per Ordinance No. 8699
Existing Use: Vacant
Proposed Use: Multi-family
Property Owner: Alameda Palms, Ltd.
Representative: Moreno Cardenas Inc.
District: 6
Staff Contact: Armida R. Martinez, (915) 212-1605,
martinezar@elpasotexas.gov

Armida Martinez, Planner, noted that comments under the El Paso Water, should read as follows: El Paso Water does **not** object to the Detailed Site Plan...She noted that the detailed site development plan proposes multi-family development on 124,765 square feet. The property is currently vacant. The applicant is proposing to construct a multi-family development which is a permitted use in a C-3 zone district. Access to the subject property will be from Alameda and Americas. The detailed site development plan is a requirement of a rezoning condition imposed on the subject property which requires the submittal of a detailed site plan to be reviewed and approved by the City Plan Commission and City Council. Staff recommends approval of the detailed site development request.

Gustavo Sosa, with Moreno Cardenas Inc., concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished so speak in favor or against this request.

- Marilyn Guido expressed her concern regarding traffic and noise and noted that this would affect the quality of life.

ACTION: Motion made by Commissioner S. Hernandez, seconded by Commissioner Uribe, and carried to **APPROVE PZDS17-00048.**

AYES: Commissioner Bonart, P. Hernandez, Cummings, Livingston, S. Hernandez, and Uribe

NAYS: Commissioner Pickett

ABSTAIN: N/A

ABSENT: Commissioner Muñoz

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (6 to 1 vote)
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PUBLIC HEARING Special Permit Applications:

8. **PZST17-00016:** Lot 15, Block 25, Map of Indian Ridge Subdivision Unit 2, an addition to the City of El Paso, El Paso County, Texas
Location: 11260 Thundercloud Dr.
Existing Zoning: R-3 (Residential)
Request: Infill Special Permit to allow setback reduction
Existing Use: Single-family, Dwelling
Proposed Use: Single-family, Dwelling
Property Owners: Luis Pizana & Loreina Pizana
Representative: CAD Consulting
District: 5
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov
POSTPONED FROM FEBRUARY 8, FEBRUARY 22, AND MARCH 8, 2018

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **DELETE PZST17-00016.**

Motion passed.
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9. **PZST17-00038:** Lot 1, Carolina Estates, and a Portion of Tract 2B3A, Block 18, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 750 N. Carolina Dr.
Existing Zoning: C-1 (Commercial)
Request: To allow for a Crematorium
Existing Use: Funeral Home
Proposed Use: Funeral Home & Crematorium
Property Owner: Ramos & Robles, Inc.
Representative: H2O Terra
District: 7
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR PZRZ15-00034 AND PZST17-00038 TOGETHER.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZRZ15-00034 AND PZST17-00038.**

Motion passed.
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10. **PZST18-00001:** Lots 5 to 10, Block 3, Cielo Vista Park Replat A, City of El Paso, El Paso County, Texas
Location: North of Edgemere and East of Airway
Existing Zoning: C-3/c (Commercial/condition)
Request: Special Permit to allow a Hotel in S-D (Special-Development)
Existing Use: Vacant
Proposed Use: Hotel
Property Owner: Land Star Hotel I, LLC
Representative: Exigo Architects

District: 3
Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR PZRZ18-00001 AND PZST18-00001 TOGETHER.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZRZ18-00001 AND PZST18-00001.**

Motion passed.

Other Business:

11. Discussion and action on the City Plan Commission minutes for:
March 8, 2018

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner P. Hernandez, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 8, 2018.**

Motion passed.

12. Discussion and action concerning CPC sub-committees

This item was placed on the CPC agenda at the request of Commissioner Bonart.

Commissioner Bonart noted that he would like to start working on a sub-committee concerning Green Infrastructure on Low Impact Development. He would like to make this more of a choice for developers. Commissioners P. Hernandez, Cummings, and Pickett volunteered to be on this sub-committee. Commissioner Bonart will be in charge of this sub-committee.

Marilyn Guida addressed the commission and noted that she would like to support the formation of the Green Infrastructure Low Impact Development Sub-committee. She provided staff with a Print out of the El Paso Stormwater Master Plan, Section 10, dated 2009, which is entitled *Recommended Design Considerations for New Projects*.

NO ACTION WAS TAKEN.

ADJOURNMENT:

Motion made by Commissioner Pickett, seconded by Commissioner Bonart, and unanimously carried to adjourn this meeting at 2:17 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary